



**CHICAGO TITLE
OF WASHINGTON**

Chicago Title
701 5th Avenue, Suite 2700
Seattle, WA 98104

Commitment for Title Insurance

Title Officer: Seattle Builder / Unit 16
Email: CTISeattleBuilderUnit@ctt.com
Title No.: 0218920-16

Property Address: 4929 Issaquah Pine Lake Rd Issaquah, WA 98029 END OF

Introducing LiveLOOK

LiveLOOK title document delivery system is designed to provide 24/7 real-time access to all information related to a title insurance transaction.

Access title reports, exception documents, an easy-to-use summary page, and more, at your fingertips and your convenience.

[To view your new Chicago Title LiveLOOK report, Click Here](#)

Effortless, Efficient, Compliant, and Accessible

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

0218920-16

CHICAGO TITLE INSURANCE COMPANY a corporation, herein called the Company

GUARANTEES

D.R. Horton

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Company of Washington
701 5th Avenue, Suite 2700
Seattle, WA 98104

Countersigned By:

Kathleen J Hall
Authorized Officer or Agent



Chicago Title Insurance Company

By:

Randy Quirk, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:

Title Officer: Seattle Builder / Unit 16
Chicago Title Company of Washington
701 5th Avenue, Suite 2700
Seattle, WA 98104
Phone: (206)628-5623
Main Phone: (206)628-5623
Email: CTISeattleBuilderUnit@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$35.88

Effective Date: August 13, 2021 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is [vested in:](#)

The Heirs and Devisees of Mickey A. Maclean, deceased and Gordon A. Maclean, as his separate estate

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"
Legal Description

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 24, NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING WESTERLY OF THE SOUTHWESTERLY MARGIN OF VAUGHN HILL ROAD EXTENSION (ALSO KNOWN AS ISSAQUAH-PINE LAKE ROAD SOUTHEAST);

EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER [RECORDING NUMBER 2440235](#);

AND EXCEPT THE PORTION CONVEYED TO THE CITY OF ISSAQUAH BY DEED RECORDED UNDER [RECORDING NUMBER 20130215000971](#);

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SCHEDULE B**GENERAL EXCEPTIONS:**

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

SPECIAL EXCEPTIONS:

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: King County
Purpose: Slopes
Recording Date: July 20, 1955
[Recording No.: 4596821](#)
Affects: As described therein

2. Right to make necessary slopes for cuts or fills upon property herein described as granted or reserved in deed

In favor of: City of Issaquah
Recording Date: February 15, 2013
[Recording No.: 20130215000971](#)

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Issaquah
Purpose: Slope easement
Recording Date: February 15, 2013
[Recording No.: 20130215000972](#)
Affects: As described therein

4. Facility charges, if any, including but not limited to hook-up, or connection charges and latecomer charges for water and sewer facilities by Sammamish Plateau Water & Sewer District, as disclosed by instrument(s) recorded under:

[Recording No.: 9307301617](#)
[Recording No.: 9811051363](#)
[Recording No.: 9901150609](#)
[Recording No.: 20040414002865](#)
[Recording No.: 20041201000040](#)
[Recording No.: 20060126001770](#)
[Recording No.: 20110106000751](#)
[Recording No.: 20110106000800](#)
[Recording No.: 20110106000801](#)
[Recording No.: 20110106000802](#)
[Recording No.: 20130917002142](#)
[Recording No.: 20130917002143](#)
[Recording No.: 20130917002144](#)
[Recording No.: 20130917002145](#)

SCHEDULE B

(continued)

5. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2021
Tax Account Number: 222406-9039-06
Levy Code: 1436
Assessed Value-Land: \$1,218,000.00
Assessed Value-Improvements: \$1,000.00

General and Special Taxes: Billed: \$12,141.78
Paid: \$6,070.89
Unpaid: \$6,070.89

6. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$646,600.00
Dated: September 29, 2015
Trustor/Grantor: Gordon A. Maclean and Mickey A. Maclean, husband and wife
Trustee: Washington Services, Inc.
Beneficiary: Washington Federal, National Association
Recording Date: October 5, 2015
[Recording No.: 20151005000961](#)

7. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$600,000.00
Dated: June 3, 2021
Trustor/Grantor: Gordon A. Maclean, as his separate estate, and Kymberly MaClean Hagel, Personal Representative of the Estate of Mickey A. Maclean
Trustee: Chicago Title Company of Washington, a Washington Corporation
Beneficiary: SSHI LLC, a Delaware limited liability company dba DR. Horton
Recording Date: June 14, 2021
[Recording No.: 20210614002128](#)

8. Pending probate proceedings in the estate of

Name of decedent: Mickey Ann Maclean
Date of death: July 1, 2020
County: King
Court: Superior
Case No.: 20-4-04533-8
Personal Representative(s): Kymberly Maclean Hagel
Attorney for the Estate: Konrad A. Miernowski

The personal representative(s) has been granted non-intervention powers to sell, convey or mortgage the Land.

9. Possible lien against the estate of Mickey Ann Maclean, deceased, in favor of the State of Washington, Department of Social and Health Services, for recovery of costs of medical care provided, if any.

SCHEDULE B

(continued)

This exception will not appear in the policy if the Proposed Insured(s) shown in Paragraph 2 of Schedule A are unrelated to the deceased, are purchasing for fair market value, and Department of Social and Health Services does not record a notice of lien prior to the closing.

10. The lien of any state or federal estate tax by reason of the death of a former owner of said Land,

Decedent: Mickey Ann Maclean

END OF EXCEPTIONS**NOTES**

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

Note A: Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

PTN. NE 1/4, SEC 22-24-6E, W.M.,

[Tax Account No.: 222406-9039-06](#)

Note B: Note: The Public Records indicate that the address of the improvement located on said Land is as follows:

4929 Issaquah Pine Lake Rd
Issaquah, WA 98029

END OF NOTES**END OF SCHEDULE B**